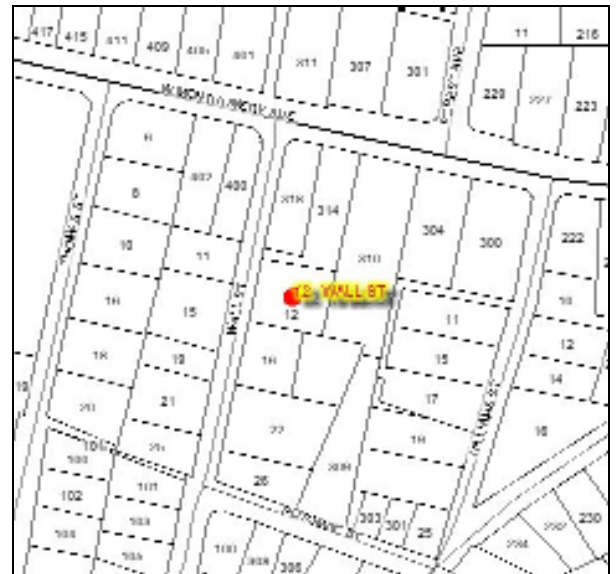


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
March 20, 2008
MEETING NO. 03-08**

APPLICATION:	HDC2008-00416
ADDRESS:	12 Wall Street
ACCEPTED:	March 14, 2008
45-DAY LIMIT:	April 11, 2008
OWNERS:	Raymond J. Whalen.
REQUEST:	Demolish existing 200' fence and replace with 250' of new fence. Replace rusted 120' of fence with new fence
STAFF:	Jeffrey Winstel



STAFF RECOMMENDATION:
Staff recommends approval finding based on the following finding:

DRAFT MOTION OF APPROVAL:

Finding HDC2007-00416 for the removal of existing fencing and the installation of new fencing, will replace existing inappropriate and rusting chain link fence with a black metal square picket fence that is compatible with the West Montgomery Avenue Historic District. The project complies with Secretary of the Interior's Standard 9: New Additions, Exterior Alterations, or Related New Construction, and City of Rockville Technical Guide for Exterior Alteration #6: Fencing.

BACKGROUND: the applicant has acquired additional land at rear of lot and requests approval to remove rusting chain link fence that marked former rear lot line, and install new metal picket fence along side lot lines and around pool. New fence will attach to existing black metal picket fence along east side lot line that extends toward front lawn.

Previous Requests:

HDC-2005-00332	Apply vinyl siding to addition
HDC-2002-00214	Extend garage toward rear yard

Property Area: 16,800 sq. ft.

Structure Area: 2,460 sq. ft.

Zone: R-90-HD

Development Standards: The R-90 zone requires a minimum lot area of 9,000 square feet and a maximum lot coverage of 25%. The minimum front setback is 30 feet, or it may be required to meet an established setback of up to 60 feet. The side setback is 11 feet where it abuts land, and the rear setback is 25 feet. The minimum lot width at the setback line is 80 feet. The maximum height of the main building may not exceed 35 feet. Accessory buildings must be in the rear yard and have 3-foot side and rear setbacks. The rear yard coverage is 25% and accessory buildings may not be greater than 15 feet in height. The proposed project meets all of the zone requirements.

City of Rockville Permits Required:

HDC Certificate of Approval

Fence Permit

BACKGROUND

Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

- ✓ **Contributing**
- Non-Contributing**

Significance: The 1920 England House is a 2 ½ story 3-bay American Foursquare with Craftsman details. The façade features a full-length columned porch and the low-hipped pyramid roof has wide, slightly flared eaves. Two modern additions are located on the side and rear of the core block. Harrison England established Rockville Fuel and Feed Company in 1912 at the age of 21. He also owned extensive land on the east side of the B&O railroad tracks, part of the 18th century Crabb estate inherited through his maternal grandparents. Mr. England platted a portion of this land into 186 small lots which he offered to the black community as “England’s Addition to Lincoln Park”. He sold lots in an adjoining subdivision on the south to white owners as “Croyden Park”. England’s Real Estate Agency, Suburban Properties, later constructed houses as well.

VIEWS OF AFFECTED RESOURCE:

DISCUSSION OF THE PROPOSED PROJECT:

The Impact of the proposed fence on the façade elevation and the environmental setting of 12 Wall Street.

The proposed new fence will not have an adverse impact on the character of the England House's environmental setting. The removal of the non-compatible rusting chain link fence will improve the environmental setting and the proposed new fencing will be compatible with the character of the West Montgomery Avenue Historic District.

Technical Guide #6: Fencing recommends avoiding chain link fencing as it detracts from the historic character of the district. The Guide defines the HDC policy on new fencing as:

- Install compatible new fencing that complement the district.

The proposed removal of the chain link fencing and installation of new metal picket fencing will result in fencing that is more compatible with the historic character of the district.

Photographs from the areas

MATERIALS:

The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The material and finish of the proposed is compatible with the historic district.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed removal of the chain link fencing and installation of new metal picket fencing with black finish will meet the City of Rockville Technical Guide #6: Fencing and the Secretary of Interior's Standard #9, which states, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Attachments: Certificate of Approval application.